Tax Map/Block/Parcel
No. 73 11 22

Building Permit/Zoning
Certificate BP-02-3683

Case ZA-693

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Sign Effects 135 Roesler Road Glen Burnie, Maryland 21061
REQUEST:	A variance to allow an increase in the allowable square footage from 308 Sq. Ft. to 2,800 Sq. Ft. for total signage.
LOCATION:	1211 Liberty Road Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-138 and 223-181
HEARING HELD:	October 1, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a variance to allow an increase in the allowable square footage from 308 Sq. Ft. to 2,800 Sq. Ft. for total signage are as follows:

This strip center property abuts Liberty Road and it sits back and will contain three buildings. One of the buildings is under construction and there are two other proposed buildings. A variance for up to 2,800 Sq. Ft. is being requested based on the configuration of the buildings on this property that present a hardship since sign area is calculated on the linear footage of the building wall most nearly parallel to or confronting the adjacent street. In this case, due to the shape of the lot, the building is situated so that there is very little wall parallel to the street. Since there are numerous tenants in the center, an identification sign is necessary. The pylon sign will have a 50 Ft. setback from the front property line and is more than 20 Ft. from the side lot lines. The height of the sign will be 30 Ft. The sign will have the proposed theme of the shopping center, red and white, with the lettering being red. The sign will have illuminated channel letters at the top, "Princess Shopping Center" and the tenants' panels will be the red vinyl graphics on white acrylic individual panels. The wall signs will be red-faced channel letters with black returns. Individual tenants on the single story building will have 26" high letters.

Stacked illuminated channel letters are being proposed for the two-story tower buildings. Most shopping centers have a tremendous amount of signage allowance and the 300 Sq. Ft. would only allow for a very small pylon, since both sides of the sign are calculated, which creates undue hardship and practical difficulty for the Applicant's tenant visibility.

Based on the testimony presented, no one in attendance to oppose the request, and the layout of the property, the variance for 2,800 Sq. Ft. is hereby granted.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

October 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement